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TABLE OF ALIGNMENTS

STREET	ALIGNMENT
NE 62nd TERRACE	ROAD A
NE 63rd DRIVE	ROAD D
NE 118th LOOP	ROAD E
NE 64th WAY	ROAD F
NE 118th AVENUE	ROAD G
NE 64th CIRCLE	ROAD H
N/A	ROAD J
N/A	ROAD K

TABLE OF SETBACKS

ROAD	TYPE	SETBACK FROM R/W
NE 62nd Terrace	Minor Collector	30'
All Other Roads	Minor Local Road	20'
ALL ROADS ARE EXCLUDED FROM THE STATE/COUNTY SYSTEM OF MAINTAINED ROADS		

PARKING CALCULATIONS

PUD PROJECT DATA		
USE	AREA	
BLDG. C:	33,694 SF	
BLDG. D:	29,526 SF	
BLDG. E:	17,640 SF	
BLDG. F:	17,640 SF	
TOTAL:	98,500 SF	

TRACT E PROJECT DATA

USE	AREA	PARKING CALC.
BLDG. D:		
1ST FLR RETAIL	14,631 SF	1 PER 250 SF = 59 SPACES
2ND FLR OFFICES	14,895 SF	1 PER 250 SF = 60 SPACES
BLDG. E:		
1ST FLR RETAIL	8,820 SF	1 PER 250 SF = 35 SPACES
2ND FLR OFFICES	8,820 SF	1 PER 250 SF = 35 SPACES
BLDG. F:		
1ST FLR RETAIL	8,820 SF	1 PER 250 SF = 35 SPACES
2ND FLR OFFICES	8,820 SF	1 PER 250 SF = 35 SPACES
TOTAL:	64,960 SF	259 SPACES

TRACT P PROJECT DATA

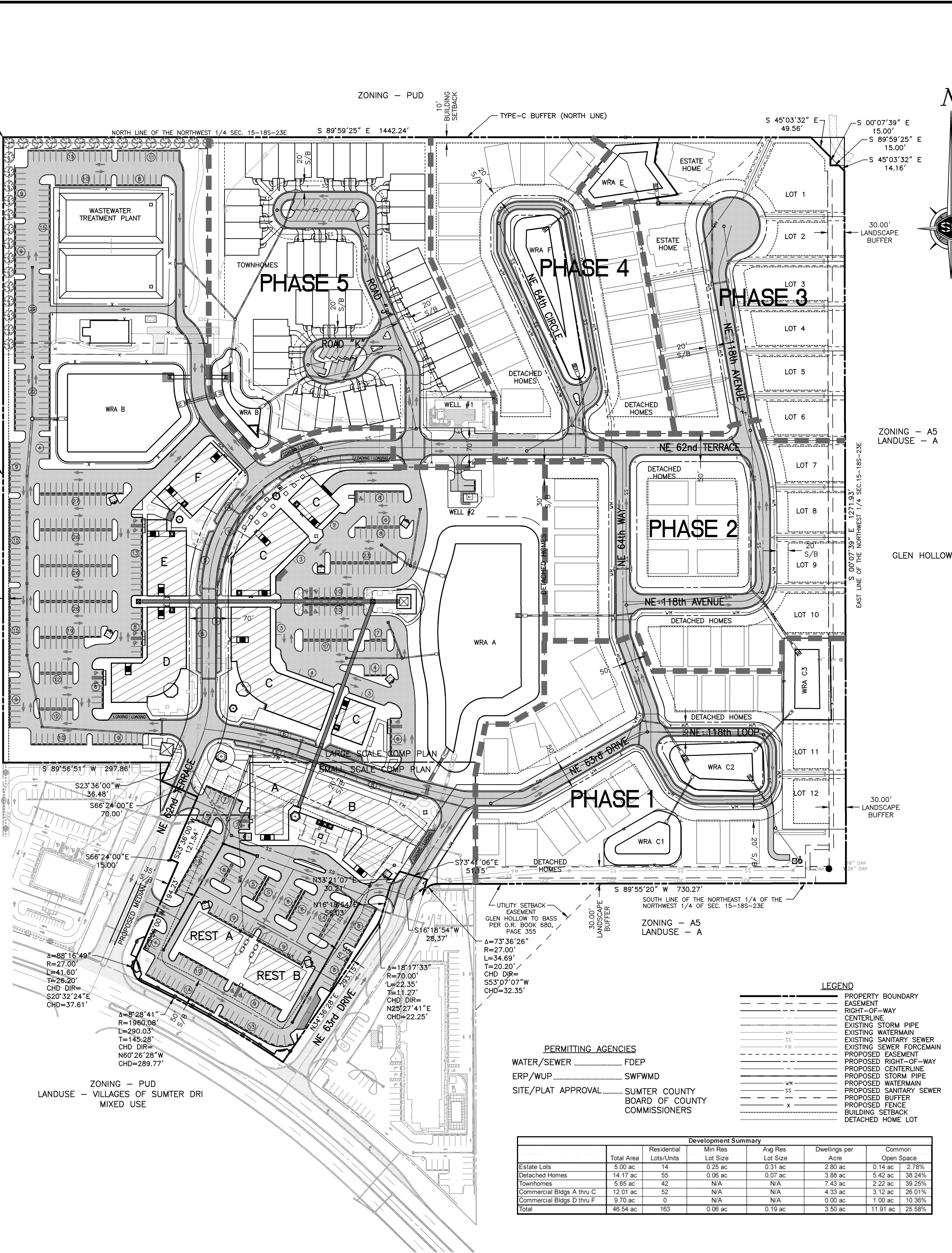
USE	AREA	UNITS	PARKING CALC.
BLDG. C:			
1ST FLR RETAIL	33,694 SF		1 PER 250 SF = 135 SPACES
2ND FLR RES	41,897 SF	26	2 PER UNIT = 52 SPACES
3RD FLR RES	41,897 SF	26	2 PER UNIT = 52 SPACES
TOTAL:	117,488 SF	52	239 SPACES

TRACT F PROJECT DATA

USE	AREA	SEATS	PARKING CALC.
RESTAURANT A	5,500 SF	150	1 PER 2.5 SEATS = 60 SPACES
RESTAURANT B	5,500 SF	150	1 PER 2.5 SEATS = 60 SPACES
BLDG. A&B:			
1ST FLR RETAIL	20,577 SF		1 PER 250 SF = 82 SPACES
2ND FLR OFFICES	21,619 SF		1 PER 250 SF = 86 SPACES
TOTAL:	53,196 SF		288 SPACES
TOTAL REQUIRED:			786 SPACES
TOTAL PROVIDED:			786 SPACES

BELOW GRADE PARKING PLAN  
BUILDING C  
SCALE: 1"=100'

ZONING - PUD  
LANDUSE - VILLAGES OF SUMTER DRI  
MIXED USE



PERMITTING AGENCIES  
WATER/SEWER \_\_\_\_\_ FDEP  
ERP/WUP \_\_\_\_\_ SWFWMD  
SITE/PLAT APPROVAL \_\_\_\_\_ SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS

Development Summary						
	Total Area	Residential Lots/Units	Min Res Lot Size	Avg Res Lot Size	Dwellings per Acre	Common Open Space
Estate Lots	5.00 ac	14	0.25 ac	0.31 ac	2.80 ac	0.14 ac 2.78%
Detached Homes	14.17 ac	55	0.05 ac	0.07 ac	3.88 ac	5.42 ac 38.24%
Townhomes	5.65 ac	42	N/A	N/A	7.43 ac	2.22 ac 39.25%
Commercial Bldgs A thru C	12.01 ac	62	N/A	4.33 ac	3.12 ac	26.01%
Commercial Bldgs D thru F	9.70 ac	0	N/A	N/A	0.00 ac	1.00 ac 10.36%
Total	46.54 ac	163	0.06 ac	0.19 ac	3.50 ac	11.91 ac 25.58%

PARENT PARCEL

PARCEL NO. 1

BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE SOUTH 1332.15 FEET; THENCE WEST 220.72 FEET; THENCE NORTH TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THE NORTH 50.00 FEET OF THE EAST 25.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, LESS THE FOLLOWING DESCRIBED PARCEL, BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND PROCEED SOUTH ALONG THE WEST BOUNDARY OF SAID WEST 1/2, A DISTANCE OF 60.00 FEET TO A REFERENCE POINT A, THENCE RETURN TO POINT OF BEGINNING AND PROCEED WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1/4, A DISTANCE OF 60.00 FEET, THENCE SOUTHEASTERLY TO REFERENCE POINT "A".

PARCEL NO. 2

BEGIN 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE SOUTH 1334.50 FEET; THENCE EAST 1285.32 FEET; THENCE NORTH 1332.49 FEET TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE WEST ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

PARCEL NO. 3

BEGIN 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST LYING NORTH OF HIGHWAY C-466 AND THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION LYING NORTH OF HIGHWAY C-466. EXCEPT A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND A PORTION OF THOSE LANDS AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 525, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 499, PAGES 124, 125 AND 126 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AND PROCEED SOUTH, ALONG A SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID CERTAIN LANDS, A DISTANCE OF 77.94 FEET TO AN INTERSECTION WITH THE NORTHWEST 1/4 OF COUNTY ROAD NO. C-466 (BEING 100.00 FEET WIDE), SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1959.86 FEET AND A CENTRAL ANGLE OF 10° 52' 01"; THENCE NORTHWESTERLY ALONG CURVE OF SAID CURVE AND SAID SAID CURVE A DISTANCE OF 371.72 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE AFORESAID CERTAIN LANDS SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 77° 58' 18" W., 371.16 FEET; THENCE N. 89° 53' 52" E., ALONG SAID SOUTH BOUNDARY A DISTANCE OF 363.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND LYING AND BEING SITUATE IN SUMTER COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED PARCELS ARE TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

A PARCEL OF LAND BEING A PORTION OF TRACT "B" OF GLEN HOLLOW FARMS AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 136 THROUGH 136B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND PROCEED SOUTH 89° 42' 12" EAST ALONG THE NORTH LINE OF SAID EAST 1/2 AND ALONG THE BOUNDARY OF THE AFORESAID TRACT "B", A DISTANCE OF 225.00 FEET; THENCE SOUTH 43° 17' 05" WEST, A DISTANCE OF 318.13 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID EAST 1/2 AND THE BOUNDARY OF SAID TRACT "B", THENCE NORTH 00° 16' 23" EAST ALONG SAID WEST BOUNDARY AND SAID BOUNDARY OF TRACT "B", A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING IN AND BEING SITUATE IN SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT

STEINMETZ LOT NO. 1

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S. 00° 01' 25" W., 1116.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00° 01' 25" W., 294.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 960.08 FEET AND A CENTRAL ANGLE OF 24° 20' 19" E., AND A CHORD DISTANCE OF 140.42 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CURVE RUN N. 34° 36' 28" E., A DISTANCE OF 140.45 FEET SAID CURVE HAVING A CHORD BEARING OF S. 70° 25' 20" E., AND A CHORD DISTANCE OF 140.42 FEET; THENCE LEAVING SAID CURVE RUN S. 23° 36' 00" E., A DISTANCE OF 221.49 FEET; THENCE RUN S. 66° 24' 00" E., A DISTANCE OF 15.00 FEET; THENCE RUN N. 23° 36' 00" E., A DISTANCE OF 158.02 FEET; THENCE RUN S. 89° 56' 51" W., A DISTANCE OF 297.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS.

STEINMETZ LOT NO. 4

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S. 00° 01' 25" W., 1411.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 18° 01' 37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID NORTH RIGHT-OF-WAY AND SAID CURVE A DISTANCE OF 616.70 FEET SAID ARC HAVING A CHORD BEARING OF S. 63° 27' 41" E., AND A CHORD DISTANCE OF 614.18 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CURVE RUN N. 34° 36' 28" E., A DISTANCE OF 293.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.00 FEET AND CENTRAL ANGLE OF 18° 17' 33"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.50 FEET TO THE POINT OF TANGENCY; THENCE RUN N. 16° 18' 54" E., A DISTANCE OF 56.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 27.00 FEET AND CENTRAL ANGLE OF 74° 11' 32"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 34.96 FEET; THENCE RUN N. 89° 56' 51" W., 68.33 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S. 00° 01' 25" E., ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF C-466; THENCE RUN N. 45° 43' 48" W., ALONG SAID RIGHT-OF-WAY 96.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 08° 38' 52"; THENCE RUN ALONG SAID RIGHT-OF-WAY 295.64 FEET SAID ARC HAVING A CHORD BEARING OF N. 50° 07' 27" W., AND A CHORD DISTANCE OF 295.56 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL CONTAINS 2.26 ACRES MORE OR LESS.

ROAD A

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S. 00° 01' 25" W., 1411.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466 SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 04° 06' 20"; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY 140.45 FEET SAID CURVE HAVING A CHORD BEARING OF S. 70° 25' 20" E., AND A CHORD DISTANCE OF 140.42 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 23° 36' 00" E., 221.49 FEET; THENCE RUN S. 66° 24' 00" E., 15.00 FEET; THENCE RUN N. 23° 36' 00" E., 121.54 FEET; THENCE RUN S. 66° 24' 00" E., 70.00 FEET; THENCE RUN S. 23° 36' 00" W., 121.54 FEET; THENCE RUN S. 66° 24' 00" E., 15.00 FEET; THENCE RUN S. 23° 36' 00" W., 194.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 08° 16' 49"; THENCE RUN ALONG THE ARC OF SAID CURVE 41.50 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 03° 41' 22"; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY 126.21 FEET SAID CURVE HAVING A CHORD BEARING OF N. 66° 31' 29" W., AND A CHORD DISTANCE OF 126.19 FEET TO THE POINT OF BEGINNING.

ROAD B

COMMENCE 1142.39 FEET EAST OF THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S. 00° 01' 25" W., 1411.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY C-466 SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 16° 16' 23"; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY 556.70 FEET SAID CURVE HAVING A CHORD BEARING OF S. 64° 20' 19" E., AND A CHORD DISTANCE OF 554.83 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 34° 36' 28" E., 293.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 18° 17' 33"; THENCE RUN ALONG THE ARC OF SAID CURVE 22.35 FEET; THENCE RUN N. 16° 18' 54" E., 56.03 FEET; THENCE RUN N. 33° 21' 07" E., 30.21 FEET; THENCE RUN S. 73° 41' 06" E., 54.32 FEET; THENCE RUN S. 32° 42' 02" W., 11.23 FEET; THENCE RUN S. 16° 18' 54" W., 74.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 08° 16' 49"; THENCE RUN ALONG THE ARC OF SAID CURVE 41.50 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1960.08 FEET AND A CENTRAL ANGLE OF 01° 45' 14"; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY 60.00 FEET SAID CURVE HAVING A CHORD BEARING OF N. 55° 19' 30" W., AND A CHORD DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

VILLAGE PARK INVESTORS, LLC  
2295 NW CORPORATE BOULEVARD - SUITE 110  
BOCA RATON, FLORIDA 33431  
(352) 671-1733

ENGINEER/SURVEYOR:

SPRINGSTEAD ENGINEERING INC.  
DAVID W. SPRINGSTEAD, P.E.  
7227 SOUTH 14th ST  
LEESBURG, FL 34748  
(352) 787-1414 PHONE  
(352) 787-7221 FAX

NOTES:

- THE VILLAGES BORDERS THE PROPERTY TO THE NORTH, WEST AND SOUTH, THE GLEN HOLLOW SUBDIVISION BORDERS THE PROJECT TO THE EAST.
- NO WETLANDS EXIST ON THE SITE.
- NO AREA OF THE SITE IS WITHIN THE 100 YR FLOOD ZONE.
- NO CHEMICAL OR FUEL STORAGE TANKS EXIST ON THE SITE.
- NO HAZARDOUS MATERIALS ARE STORED ON THE SITE.
- SINGLE FAMILY RESIDENTIAL ESTATE HOMES 14  
DETACHED HOMES 55  
TOWNHOMES 42  
CONDOMINIUMS ABOVE COMMERCIAL SPACE 52  
TOTAL RESIDENTIAL UNITS 163
- SQUARE FEET COMMERCIAL IN LSCP (NOT TO EXCEED 100,000) 98,500  
SQUARE FEET COMMERCIAL IN SSCP 53,196
- WATER AND SEWER SERVICES WILL BE PROVIDED BY A PRIVATE UTILITY (ORANGE BLOSSOM UTILITIES) FACILITY LOCATED ON SITE.
- PARKING SPACES: REGULAR-766  
H/C-24
- MAX BUILDING HEIGHT: 50 FEET
- ALL RAMPS SHALL BE ADA COMPLIANT W/DETECTABLE WARNINGS (SEE DET SH 44 OF 46).
- EXISTING LAND USE: COMMERCIAL AND HIGH DENSITY RESIDENTIAL  
EXISTING ZONING: PUD
- PROPERTY IS LOCATED IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST
- LOADING ZONES (12'x30' MIN) ARE DESIGNATED AS "LOADING"
- RESIDENTIAL LOTS #1 THRU #12 ARE DESIGNATED ESTATE HOME LOTS.

VILLAGE PARK INVESTORS, LLC

VILLAGE PARC CENTRE

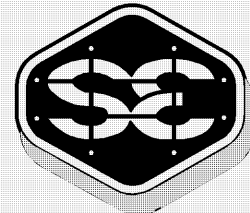
CONCEPTUAL  
MASTER SITE PLAN

CLIENT:

PROJECT:

DRAWING:

Springstead  
Engineering, inc.



Consulting Engineers  
Architects, Planners  
Surveyors

EB-00011723  
LB-00011723 AA-00082820  
727 South 14th Street  
Leesburg, FL 34748  
(352) 787-1414

SCALE: 1"=100' FILE: CENTRE DATE: 8/08

DESIGN: DRAWN: CHECKED:

DRAWING: CONCEPTUAL  
MASTER SITE PLAN

CLIENT: VILLAGE PARK INVESTORS, LLC  
VILLAGE PARC CENTRE

JOB NO.: 0310019.007 SHEET: 4 OF: 46